

FOR LEASE

RESTAURANT FOR LEASE!

1834 Shelburne Road, South Burlington, VT



VT Commercial is pleased to offer for lease this former Pauline's restaurant location. We are searching for a new operator. Flexible uses, good parking & signage and small patio for al-fresco dining. This building is two story. The kitchen is on the ground floor with seating and former bar facing Shelburne Road. upper floor has more open rooms for small parties and staff office/ break area. Hood system and walk-in in place. Other items to be discussed. High traffic location, boutique style building that has been home to Pauline's Kitchen for over 40 years. Ideal for restaurant or catering. Easy to find location, just after Allen Road and next to a Mobil station. Some upgrades needed.

SIZE:

4,148 SF

USE:

Restaurant, cafe, catering space

PRICE:

\$5,500 monthly NN (est \$1,700) plus all expenses

AVAILABLE:

Immediately

PARKING:

On site, two parking levels, 45 +/-

LOCATION:

1834 Shelburne Road, South Burlington

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

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